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TRANSFER
TAX
PAID

37-62

WARRANTY DEED

007986

KNOW ALL MEN BY THESE PRESENTS, THAT We, Jeffrey R. Pilotte, of Clinton, Kennebec County, State of Maine, and Tammie Pilotte Cote (f/k/a Tammie Pilotte), of Waterville, Kennebec County, State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by Steve E. Nadeau and Cathy Nadeau, husband and wife, both of China Road, Winslow, Kennebec County, State of Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Steve E. Nadeau and Cathy Nadeau, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, the following real estate situated in Waterville, Kennebec County, Maine, to wit:

See attached Exhibit A.

Reference is made to divorce proceedings between the Grantors, No. WAT-00-FM-178, Maine District court, Waterville, with abstract recorded in Kennebec County Registry of Deeds, Vol. 6647, Page 12. The Abstract is incorrect in that title was believed to be in name of Jeffrey Pilotte only when in fact it is Jeffrey Pilotte and Tammie Pilotte.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Steve E. Nadeau and Cathy Nadeau, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And We do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said Jeffrey R. Pilotte and Tammie Pilotte Cote, joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this

Wells Law Office
46 State St
Waterville, ME 04901

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8th MARCH
 day of February in the year of our Lord two thousand and two.

SIGNED, SEALED AND DELIVERED
 IN PRESENCE OF

Jeffrey R. Pilotte

Jeffrey R. Pilotte

Jeffrey R. Pilotte

Tammie Pilotte Cote
 Tammie Pilotte Cote

STATE OF MAINE
 KENNEBEC, ss.

3-08, 2002

Personally appeared the above-named Jeffrey R. Pilotte and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Joseph T. Walsh, Jr.
 Notary Public

JOSEPH T WALSH, JR.
 Typed Name of Notary

STATE OF MAINE
 KENNEBEC, ss.

, 2002

Personally appeared the above-named Tammie Pilotte Cote and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Evan Chandler
 Notary Public

EVA N CHANDLER
 Notary Public Maine

My Commission Expires 4-23-06
 Typed Name of Notary



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AK 6845PG055

K R K Land Surveyors, Inc.
P. O. Box 596
Oakland, ME 04963
Tel: 1-(207)-465-7077
January 17, 2002

EXHIBIT A

DEED DESCRIPTION
Land to be Conveyed
to
STEVEN HADDERU
Sawyer and Carver Streets
Waterville, ME

A certain lot or parcel of land situated southerly of Sawyer Street and easterly of Carver Street, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the intersection of the easterly right of way line of Carver Street and the southerly right of way line of Sawyer Street; thence by the following courses and distances, to wit:

1) South Fifty-nine Degrees, Twenty-four Minutes, Fifty-two Seconds East (S 59°-24'-52" E) along the southerly right of way line of Sawyer Street, a distance of One Hundred Thirty and 00/100ths (130.00) feet to an iron rod set on said right of way line at the northwesterly corner of the land conveyed by Elias J. Boles et al. to Dorothy Pauline Lennon et al. by deed dated November 30, 1984 and recorded in the Kennebec County Registry of Deeds Book 3919, Page 42; thence

2) South Thirty Degrees, Thirty-five Minutes, Eight Seconds West (S 30°-35'-08" W) along the westerly line of the land owned by said Lennon, a distance of One and 77/100ths (1.77) feet to a one and one-quarter (1 & 1/4) inch iron pipe found on said line; thence

3) Continuing along the same bearing and line, a distance of Ninety-eight and 23/100ths (98.23) feet to an iron rod set at the southwesterly corner of the land of said Lennon and set on the northerly line of land owned by the Inhabitants of the City of Waterville; thence

4) North Fifty-nine Degrees, Twenty-four Minutes, Fifty-two Seconds West (N 59°-24'-52" W) along the northerly line of the land owned by said Inhabitants, a distance of Sixty and 00/100ths (60.00) feet to the northeasterly corner of the land described as "Exhibit B" in the deed to Jeffrey R. Pilotte, said deed dated December 4, 1996 and recorded in the Kennebec County Registry of Deeds Book 5272, Page 338; thence

5) Continuing along the same bearing and along the northerly line of the land owned by Jeffrey Pilotte, a distance of Seventy

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and 00/100ths (70.00) feet to an iron rod set on the easterly right of way line of Carver Street at the northwesterly corner of said land of Pilotte; thence

6) North Thirty Degrees, Thirty-five Minutes, Eight Seconds East (N 30°-35'-08" E) along the easterly right of way line of Carver Street, a distance of One Hundred and 00/100ths (100.00) feet to the iron rod set at the point of beginning.

The above described parcel of land contains Thirteen Thousand (13,000) square feet and is the same parcel labeled, "Land to be Conveyed by Jeffrey Pilotte to Steven Madeau," on a survey entitled, "Plan of Land to be Conveyed to Steven Madeau," dated 11/01, said plan to be recorded in the Kennebec County Registry of Deeds. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. (01132)."

Being the same premises conveyed by Jeffrey R. Pilotte to Jeffrey R. Pilotte et al. by deed dated April 8, 1997 and recorded in the Kennebec County Registry of Deeds Book 5336, Page 273, see also Book 6647, Page 12. Being also Lots 185 to 188, as built, of the subdivision known as Nelson Heights, as delineated on the plan of the same name recorded in said Registry Plan Book 7, Pages 34 and 35.

w0145a:d13
UDP/paw
cc:file

LD RY 

RECEIVED KENNEBEC SS.

2002 MAR 13 AM 9:00

ATTEST: *Beverly Devota-Holloway*
ACTING REGISTER OF DEEDS